

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS D.R. HORTON-TEXAS, LTD. is the owner of a parcel of land located in the City of Rockwall, Rockwall County, Texas, and being a part of the Mial B. Jones Survey, Abstract Number 122, and being a part of the Samuel S. McCurry Survey, Abstract Number 146, and also being a part of a called 39.616 acre tract of land described as Tract 1 in deed to D.R. Horton-Texas, Ltd. as recorded in Volume 6588, Page 203, Deed Records of Rockwall County, and being further described as follows:

COMMENCING at a one-half inch iron rod found at the north corner of Lot 12, Block V, Caruth Lake, Phase 6, an addition to the City of Rockwall as recorded in Cabinet F, Page 259, Plat Records of Rockwall County, said point also being in the southwest right-of-way line of Hampton Bay Drive (a 50 foot right-of-way) dedicated by said Caruth Lake, Phase 6 plat;

THENCE North 31 degrees 47 minutes 49 seconds West, 72.78 feet along the southwest right-of-way line of Hampton Bay Drive to a one-half inch iron rod found in the south line of said Tract 1, said point is also the POINT OF BEGINNING of this tract;

THENCE North 31 degrees 47 minutes 49 seconds West, 123.72 feet to a one-half inch iron rod set for corner;

THENCE North 58 degrees 12 minutes 11 seconds East, 50.00 feet to a one-half inch iron rod set for corner;

THENCE South 31 degrees 47 minutes 49 seconds East, 17.06 feet to a one-half inch iron rod set for corner;

THENCE North 62 degrees 45 minutes 51 seconds East, 563.18 feet to a one-half inch iron rod set for corner;

THENCE Northeasterly, 488.35 feet along a curve to the right having a central angle of 26 degrees 23 minutes 48 seconds, a radius of 1060.00 feet, a tangent of 248.59 feet, and whose chord bears North 75 degrees 57 minutes 45 seconds East, 484.04 feet to a one-half inch iron rod set for corner;

THENCE North 89 degrees 09 minutes 39 seconds East, 381.06 feet to a one-half inch iron rod set in the west right-of-way line of Crystal Lakes Drive (a 50 foot right-of-way) dedicated by said Caruth Lake, Phase 6 plat;

THENCE South 01 degrees 10 minutes 33 seconds East, 135.00 feet to a one-half inch iron rod found at the intersection of the west right-of-way line of Crystal Lakes Drive with the north right-of-way line of Bay Line Drive (a 50 foot right-of-way) dedicated by said Caruth Lake, Phase 6 plat;

THENCE along the north right-of-way line of Bay Line Drive as follows:
South 89 degrees 09 minutes 39 seconds West, 381.86 feet to a one-half inch iron rod found for corner;

Southwesterly, 426.15 feet along a curve to the left having a central angle of 26 degrees 23 minutes 48 seconds, a radius of 925.00 feet, a tangent of 216.93 feet, and whose chord bears South 75 degrees 57 minutes 45 seconds West, 422.40 feet to a one-half inch iron rod found for corner;

South 62 degrees 45 minutes 51 seconds West, 552.41 feet to a one-half inch iron rod found at the intersection of the north right-of-way line of Bay Line Drive with the northeast right-of-way line of Hampton Bay Drive;

THENCE North 31 degrees 47 minutes 49 seconds West, 28.77 feet to a one-half inch iron rod found in the northeast right-of-way line of Hampton Bay Drive;

THENCE South 58 degrees 12 minutes 11 seconds West, 50.00 feet to the POINT OF BEGINNING and containing 194,714 square feet or 4.470 acres of land.

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF ROCKWALL

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I, D.R. Horton-Texas, Ltd. the undersigned owner(s) of the land shown on this plat, and designated herein as the Caruth Lakes, Phase 7A subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the Caruth Lakes, Phase 7A subdivision have been notified and signed this plat. We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. We also understand the following:

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

We further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City. We, my (our) successors and assigns hereby waive any claim, damage, or cause of action that we may have as a result of the dedication of exactions made herein.

WITNESS MY HAND at Rowlett, Texas, this 22 day of February, 2012.

David L. Booth
David L. Booth, an Authorized Agent for D.R. Horton-Texas Ltd.

STATE OF TEXAS ~
COUNTY OF DALLAS ~

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared David L. Booth Assistant Vice President, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

WITNESS MY HAND at Dallas, Texas, this 22 day of February, 2012.

Karen Head
Notary Public in and for the State of Texas



SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, DAN B. RAMSEY, do hereby certify that I prepared this plat from an actual survey of the land and that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the City of McKinney, Collin County, Texas.

Dan B. Ramsey, R.P.L.S. No. 4172



RECOMMENDED FOR FINAL APPROVAL

Plody Valis 2/14/2012
Planning and Zoning Commission Date

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the Council of the City of Rockwall on the 20th day of February, 2012.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS this 1st day of March, 2012.

Paul Sweet Mayor, City of Rockwall
City Secretary
Chuck Judd 2-27-2012 City Engineer



FINAL PLAT

CARUTH LAKES, PHASE 7A

4.470 ACRES OUT OF THE MIAL B. JONES SURVEY,
ABSTRACT NO. 122, AND THE
SAMUEL S. MCCURRY SURVEY, ABSTRACT NO. 146

20 RESIDENTIAL LOTS

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

D.R. HORTON - TEXAS, LTD. OWNER
4306 Miller Road, Suite A (214) 607-4244
Rowlett, Texas 75088

JBI PARTNERS, INC. SURVEYOR/ENGINEER
16301 Quorum Drive, Suite 200 B (972)248-7676
Addison, Texas 75001

20 RESIDENTIAL LOTS SUBMITTED: JANUARY 20, 2012

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